



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

March 16, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

**FIVE-YEAR OPTION TO RENEW LEASE NO. 60219
DEPARTMENT OF PUBLIC SOCIAL SERVICES
5460 BANDINI BOULEVARD, BELL
(FIRST DISTRICT) (3-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and instruct the Chairman to exercise the five-year option to extend the current lease with Bristol Industrial I, LLC, (Landlord) for 31,400 rentable square feet of office and classroom space located at 5460 Bandini Boulevard, Bell, for use by the Department of Public Social Services (DPSS), at an annual cost of approximately \$575,582 on a full-service basis, whereby the Landlord pays all cost associated with the property. All rent expenses associated with the subject program are subvention funded by the State and Federal governments at the rate of approximately 91 percent.
2. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section r, of the Environmental Document Reporting Procedures and Guidelines adopted by your Board and Section 15062 (b) (3) of the State CEQA Guidelines.
3. Approve the project and authorize the Chief Administrative Office (CAO), and DPSS to implement the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Exercising the renewal option will allow DPSS to continue to house a Greater Avenues to Independence (GAIN) regional office, which provides welfare to work services to CalWorks participants in the southeast portion of Los Angeles County. Participation in GAIN is mandatory for all CalWorks participants. Additionally, participants from designated CalWorks offices also receive their GAIN services at this location.

Some of the services provided at this location include orientation and appraisal, motivation training, welfare-to-work plan, job club and job search, vocational assessment, education/training, post-employment services, community services, and employment advancement and retention services. GAIN is an ongoing long-term mandatory program.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Countywide Strategic Plan directs that we invest in public infrastructure in order to strengthen the County's fiscal capacity. The proposed lease renewal supports this strategy (Goal 4, Strategy 2, Objective 2) in the consolidation of departmental services and allows the County to maximize use of subvention funding by leasing a facility, as further outlined in Attachment A.

FISCAL IMPACT/FINANCING

The annual cost of this five-year lease renewal will be approximately \$575,582.

5460 BANDINI BLVD., BELL	EXISTING LEASE	PROPOSED LEASE	CHANGES
Area (Square feet)	31,400	31,400	None
Term	03/22/1989 – 03/21/2004	03/22/2004 – 03/21/2009	New 5-year term
Maximum 1 st yr Rent	\$556,742 (\$17.72/sq.ft.)	\$575,582(\$18.33/sq.ft.)	+\$18,840/yr.
Parking Included in Rent	175 off-street spaces	175 off-street spaces	None
Cancellation	At the 18 th and 36 th months of term upon 90 days notice	Anytime after the 12 th month upon 180 days prior notice	+ 90 days notice
Option to Renew	one (5-year) option	None	No option
Rental Adjustment	Annual CPI Capped at 5% of Operating expenses	Annual adjustments, equal to \$18,840 annually as per Amendment No. 2	Annual adjustment of \$18,840 at the end of year 1,2,3, and 4

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Sufficient funding for the proposed renewal is included in the 2003-2004 Rent Expense Budget and will be charged back to DPSS. Sufficient appropriation is available in the 2003-2004 budget for DPSS to cover the projected lease costs.

The annual net County cost component of the rent will be \$51,918.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed five-year renewal option with the Bristol Industrial, LLC, provides 31,400 rentable square feet of office and classroom space and 175 parking spaces for the 152 DPSS staff and retains the same terms and conditions as the current lease. The lease renewal contains the following provisions:

- Full-service lease, whereby Landlord pays all costs associated with the Premises.
- Annual fixed rental adjustment equal to \$18,840 annually at the end of years 1, 2, 3 and 4.
- The lease provides 175 parking spaces on site which provides sufficient parking to meet the needs of the 150 staff assigned to this facility.
- A cancellation provision that allows the County the right to cancel at any time after the twelfth month of the renewal term by giving Landlord 180 days prior written notice.

CAO Real Estate staff conducted a survey within the project area to determine the availability of comparable and more economical sites while meeting departmental goals. Staff was unable to identify any suitable sites in the surveyed area that could accommodate this space requirement. This is an existing program that if it remains in place has no increase in costs, equipment or additional space except the annual rent adjustment. Attachment B shows all County-owned or leased facilities in the proximity of the service area, and there are no County-owned or leased facilities available for this program.

Based upon a survey of similar properties in the specified area, staff has determined that the annual rental range for similar property is between \$18.00 and \$24.00 annually. Thus, the base annual rental rate of \$18.33 provided in the proposed lease renewal is within range of market rates.

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The Department of Public Works has inspected this facility and finds it suitable for the County's occupancy.

There is no space available at the site for a child care facility.

LEGAL/NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORT

The CAO has made an initial study of environmental factors and has concluded that this project is exempt from CEQA pursuant to Class 1, Section r, of the Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987, and Section (b) of the State CEQA Guidelines.

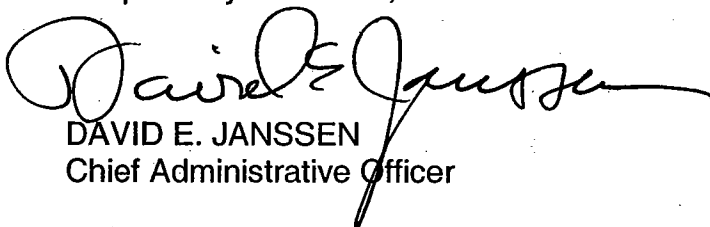
IMPACT ON CURRENT SERVICES (OR PROJECTS)

It is the finding of the CAO that the proposed exercise of the lease renewal option is in the best interests of the County and will provide DPSS necessary space, to continue program operations. In accordance with your Board policy on the housing of any County offices or activities, DPSS concurs in the lease recommendation.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors return two originals of the certified copies of the Minute Order and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
CEM:TS:pe

Attachments (3)

c: County Counsel
Auditor-Controller
DPSS

5460bandini.b

**DEPARTMENT OF PUBLIC SOCIAL SERVICES
5460 BANDINI BOULEVARD, BELL**

Asset Management Principles Compliance Form¹

Occupancy		Yes	No	N/A
A	Does lease consolidate administrative functions? ²			X
B	Does lease co-locate with other functions to better serve clients? ²	X		
C	Does this lease centralize business support functions? ²			X
D	Does this lease meet the guideline of 200 sq.ft of space per person? ² 221sf per person. The need for larger training rooms increases the space per person.		X	
2.	Capital			
A	Should program be in leased space to maximize State/Federal funding?	X		
B	If not, is this a long term County program?			X
C	Is it a substantial net County cost (NCC) program 9% NCC		X	
D	If yes to 2 B or C; capital lease or operating lease with an option to buy?		X	
E	If no, are there any suitable County-owned facilities available?		X	
F	If yes, why is lease being recommended over occupancy in County-owned space?			X
G	Is Building Description Report attached as Attachment B?	X		
H	Was build-to-suit or capital project considered?		X	
3.	Portfolio Management			
A	Did department utilize CAO Space Request Evaluation (SRE)?	X		
B	Was the space need justified?	X		
C	If a renewal lease, was co-location with other County departments considered? No other co-location opportunities exist in the immediate area.		X	
D	Why was this program not co-located?			
	1. ___ The program clientele requires a "stand alone" parking area.			
	2. <u>X</u> No suitable County occupied properties in project area.			
	3. <u>X</u> No County-owned facilities available for the project.			
	4. ___ Could not get City clearance or approval.			
	5. ___ The Program is being co-located.			
E	Is lease a full service lease? ²	X		
F	Has growth projection been considered in space request?		X	
G	Has the Dept. of Public Works completed seismic review/approval?	X		
	¹ As approved by the Board of Supervisors 11/17/98			

²If not, why not?

Attachment B

**SPACE SEARCH - 5 MILE RADIUS OF AREA SERVICED BY DPSS REGIONAL GAIN
OFFICE, DEPARTMENT OF PUBLIC SOCIAL SERVICES**

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
Y013	DPSS CIVIC CTR IGROW OFFICE	813 E 41h PLACE, LOS ANGELES, CA	39,956	25,158	OWNED	NONE
A423	SHERIFF-PERSONNEL AND RECRUITMENT CENTER	101 CENTRE PLAZA DRIVE, MONTEREY PARK, CA 91754	37,590	33,831	LEASED	NONE
4526	BISCAILUZ-ADMINISTRA TION BUILDING	1060 N EASTERN AVENUE, LOS ANGELES, CA 90063	16,571	11,428	OWNED	NONE
C111	MED CTR-EXPENDITURE MANAGEMENT ANNEX	1063 N CHICAGO STREET, LOS ANGELES, CA 90033	3,338	1,823	LEASED	NONE
5863-	ISO-ADMINISTRATIVE HEADQUARTERS	1100 N EASTERN AVENUE, LOS ANGELES, CA 90063	123,011	87,799	FINANCED	NONE
5260	CORONER-ADMINISTRATION INVESTIGATIONS	1102 N MISSION ROAD, LOS ANGELES, CA 90033	22,479	14,251	OWNED	NONE
A324	FIRE-EMPLOYEE RELATIONS OFFICE	1255 CORPORATE CENTER DR, MONTEREY PARK, CA	3,079	2,925	LEASED	NONE
3542	FIRE-ADMINISTRATIVE HEADQUATERS BUILDING	1320 N EASTERN AVENUE, LOS ANGELES, CA 90063	39,015	24,288	FINANCED	NONE
6131	DCSS-EAST LOS ANGELES SERVICE CENTER	133 N SUNOL DRIVE, EAST LOS ANGELES, CA 90063	28,514	21,777	OWNED	NONE
4364	PROBATION-EAST LOS ANGELES AREA OFFICE	144 S FETTERLY AVENUE, EAST LOS ANGELES, CA	15,584	11,327	OWNED	NONE
T542	MED CTR VARIOUS ADMINISTRATION BUILDING	1200 N STATE STREET, LOS ANGELES, CA	46,205	32,712	OWNED	NONE
0808	MED CENTER OLD ADMINISTRATION	1100 N MISSION, LOS ANGELES, CA 90033	18,651	11,430	OWNED	NONE
3100	EASTLAKE JUVENILE COURTHOUSE	1601-1605 EASTLAKE AVENUE, LOS ANGELES, CA 90033	123,286	59,969	OWNED	NONE
3542	FIRE ADMINISTRATION	1320 N EASTERN LOS ANGELES, CA 90063	39,015	24,288	FINANCED	NONE
X201	EDMUND D. EDELMAN CHILDREN'S COURT	201 CENTRE PLAZA DRIVE, MONTEREY PARK, CA 91754	275,530	181,958	FINANCED	NONE
4946	MED CTR-INTERNS & RESIDENTS BUILDING	2020 ZONAL AVENUE, LOS ANGELES, CA 90033	142,448	79,494	OWNED	NONE
C110	MED CTR-EXPENDITURE MANAGEMENT	2064 MARENGO STREET, LOS ANGELES, CA 90033	9,602	7,010	LEASED	NONE
3241	EAST LOS ANGELES COURTHOUSE	214 S FETTERLY AVENUE, EAST LOS ANGELES, CA 90022	126,972	63,347	FINANCED	NONE
6578	DPSS-METRO EAST AP DISTRICT OFFICE	2855 E OLYMPIC BOULEVARD, LOS ANGELES, CA 90023	63,066	29,220	OWNED	NONE
X707	PUBLIC LIBRARY-ANTHONY QUINN LIBRARY	3965 E CESAR CHAVEZ AVENUE, LOS ANGELES, CA 90063	7,275	6,077	OWNED	NONE
Y307	PUBLIC LIBRARY-CITY TERRACE LIBRARY	4025 E CITY TERRACE DRIVE, LOS ANGELES, CA 90063	8,007	6,984	OWNED	NONE
A015	DCFS DISTRICT OFFICE	2525 CORPORATE CTR DRIVE, MONTEREY PARK, CA 91754	29,542	27,820	LEASED	NONE
X167	SHERMAN BLOCK SHERIFF'S HEADQUARTERS	4700 W RAMONA BOULEVARD, MONTEREY PARK, CA 91754	125,000	106,250	FINANCED	NONE
Y135	CENTRO MARAVILLA SERVICE CENTER BUILDING B	4716 E CESAR CHAVEZ AVENUE, LOS ANGELES, CA 90022	3,612	1,948	OWNED	NONE
Z367	HSG-ASSISTED HOUSING DIVISION OFFICES	4800 E CESAR CHAVEZ AVENUE, LOS ANGELES, CA 90022	20,000	18,000	OWNED	NONE
5412	PUBLIC LIBRARY-EAST LOS ANGELES LIBRARY	4801 E 3RD STREET EAST LOS ANGELES, CA 90022	14,848	11,740	OWNED	NONE
A029	PW-EAST LOS ANGELES DISTRICT OFFICE	5119 E BEVERLY BOULEVARD, EAST LOS ANGELES, CA 90022	3,385	2,358	LEASED	NONE
A122	BOARD OF SUP-EAST LOS ANGELES FIELD OFFICE	5262 E BEVERLY BOULEVARD, EAST LOS ANGELES, CA 90022	2,328	2,095	LEASED	NONE
5428	DPSS-BELVEDERE AP DISTRICT OFFICE	5445 E WHITTIER BOULEVARD, EAST LOS ANGELES, CA 90022	70,493	49,261	OWNED	NONE

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
A460	HEALTH-FERGUSON ADMINISTRATIVE CENTER	5555 FERGUSON DRIVE CITY OF COMMERCE, CA 90022	268,400	246,550	LEASED	NONE
C740	DPSS - FLORENCE AP DISTRICT OFFICE	1740 GAGE AVENUE, LOS ANGELES, CA 90001	60,000	28,601	OWNED	NONE
C741	DPSS - FOOD STAMPS/FISCAL SERVICES OFFICE	6367 S. HOLMES AVENUE, LOS ANGELES, CA 90001	5,220	3,872	OWNED	NONE
Y425	PUBLIC LIBRARY -- FLORENCE LIBRARY	1610 E. FLORENCE AVENUE, LOS ANGELES, CA 90001	5,124	4,448	OWNED	NONE
3350	DHS - SAN ANTONIO HEALTH CTR/EHS DISTRICT (CLOSED)	6538 MILES AVENUE, HUNTINGTON PARK, CA 90255	16,033	10,261	GR. LEASE	NONE
5466	PUBLIC LIBRARY -- HUNTINGTON PARK LIBRARY	6518 MILES AVENUE, HUNTINGTON PARK, CA 90255	33,482	24,243	OWNED	NONE
3709	HUNTINGTON PARK COURTHOUSE	6548 MILES AVENUE, HUNTINGTON PARK, CA 90255	29,295	16,325	GR. LEASE	NONE
A153	DIST. ATTORNEY-HUNTINGTON PARK AREA OFFICE	2958 FLORENCE AVENUE, HUNTINGTON PARK, CA 90255	5,600	4,760	LEASED	NONE
D030	PUBLIC LIBRARY -- MAYWOOD CESAR CHAVEZ LIBRARY	4323 E. SLAUSON BOULEVARD, MAYWOOD, CA 90270	3,362	2,881	GRATIS USE	NONE
A190	PUBLIC LIBRARY -- BELL LIBRARY	4411 E. GAGE AVENUE, BELL, CA 90201	4,863	3,515	LEASED	NONE
4465	DF KIRBY CENTER -- ADMINISTRATION BUILDING	1500 MCDONNELL AVENUE, COMMERCE, CA 90022	18,169	10,117	OWNED	NONE
A188	SHERIFF - INTERNAL AFFAIRS BUREAU -- RISK MGMT	4900 S. EASTERN AVENUE, CITY OF COMMERCE, CA 90040	37,433	31,819	LEASED	NONE
A332	CHILD SUPPORT SERVICES -- COMPUTER SYSTEMS DIV.	5500 S. EASTERN AVENUE, CITY OF COMMERCE, CA 90040	42,250	40,138	LEASED	NONE
A570	CHILD SUPPORT SERVICES -- INTERSTATE DIVISION	5701 S. EASTERN AVENUE, CITY OF COMMERCE, CA 90040	61,130	55,017	LEASED	NONE
A133	CHILD SUPPORT SERVICES-ADMINISTRATIVE HDQTRS.	5770 S. EASTERN AVENUE, CITY OF COMMERCE, CA 90040	80,000	60,052	LEASED	NONE
A580	FIRE -- ADMINISTRATIVE HDQTRS OFFICE ANNEX	5801 S. EASTERN AVENUE, CITY OF COMMERCE, CA 90040	28,474	25,627	LEASED	NONE
A157	DC&FS-REGION III HDQTRS/BELVEDERE SERV.	5835 S. EASTERN AVENUE, CITY OF COMMERCE, CA 90040	38,814	36,873	LEASED	NONE
A069	FIRE - MAPPING & ENGINEERING SECTION OFF.	5900 S. EASTERN AVE. BLDG. #16 (3) CITY OF COMMERCE, CA	1,720	1,548	LEASED	NONE
A381	PW -INCORPORATED CITY OFFICE (COMMERCE)	2535 COMMERCE WAY (CITY HALL), CITY OF COMMERCE, CA	2,170	2,170	GRATIS USE	NONE
A183	SHERIFF - HOMICIDE BUREAU OFFICE BUILDING	5747 RICKENBACKER ROAD, CITY OF COMMERCE, CA 90040	17,460	14,563	LEASED	NONE
A446	FIRE - INFORMATION MGMT DIVISION OFFICES	5815 RICKENBACKER ROAD, CITY OF COMMERCE, CA 90040	3,722	3,350	LEASED	NONE
A823	FIRE-FIRE PREVENTION DIV/FORESTRY DIV HDQTRS.	5823 RICKENBACKER ROAD, CITY OF COMMERCE, CA 90040	17,710	15,939	LEASED	NONE
A146	FIRE-HAZARDOUS MATERIALS DIVISION HDQTRS.	5825 RICKENBACKER ROAD, CITY OF COMMERCE, CA 90040	16,670	13,737	LEASED	NONE
A427	FIRE-MAPPING & ENGNRG. SECTION OFFICE	5847 RICKENBACKER ROAD CITY OF COMMERCE, CA 90040,	7,177	6,100	LEASED	NONE
A310	CHILD SUPPORT SERVICES -- COLLECTION OFFICE	5895 RICKENBACKER ROAD, CITY OF COMMERCE, CA 90040	11,394	11,394	LEASED	NONE
B059	DISTRICT ATTORNEY -- AUTO INSURANCE FRAUD UNIT	5901 E. SLAUSON AVENUE, COMMERCE, CA 90040	6,840	6,500	GRATIS USE	NONE
D090	PUBLIC LIBRARY -- CHET HOLIFIELD LIBRARY	1060 S. GREENWOOD AVENUE, MONTEBELLO, CA 90640	5,500	4,601	LEASED	NONE
5395	PUBLIC LIBRARY -- MONTEBELLO REGIONAL LIB.	1550 W. BEVERLY BOULEVARD, MONTEBELLO, CA 90640	50,530	23,989	OWNED	NONE
F442	PW FLOOD -- RIVERVIEW YARD OFFICE	603 RIVERVIEW ROAD, MONTEBELLO, CA 90640	580	481	OWNED	NONE

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
4983	PUBLIC LIBRARY — PICO RIVERA LIBRARY	9001 MINES AVENUE, PICO RIVERA, CA 90660	7,700	6,317	OWNED	NONE
D520	DHS - PICO RIVERA HEALTH CENTER & ANNEX (CLOSED)	6336 S. PASSONS BOULEVARD, PICO RIVERA, CA 90660	11,025	6,876	OWNED	NONE
A085	DPSS - SOUTHWEST SPEC DIST/PROBATION CENTINELA	1326 W. IMPERIAL HIGHWAY, LOS ANGELES, CA 90001	153,986	127,700	OWNED	NONE
6400	DCSS - FLORENCE/FIRESTONE SERVICE CENTER	7807 S. COMPTON AVENUE, LOS ANGELES, CA 90001	15,928	8,708	OWNED	NONE
3734	DHS - FLORENCE/FIRESTONE HEALTH CENTER (CLOSED)	8019 COMPTON AVENUE LOS ANGELES, CA 90001	11,775	6,337	OWNED	NONE
Y426	PUBLIC LIBRARY — GRAHAM LIBRARY	1900 E. FIRESTONE BOULEVARD, LOS ANGELES, CA 90001	5,125	4,448	OWNED	NONE
6819	PROBATION — FIRESTONE AREA OFFICE	8526 GRAPE STREET, LOS ANGELES, CA 90001	15,431	10,475	OWNED	NONE
4049	SOUTH GATE COURTHOUSE	8640 CALIFORNIA STREET, SOUTH GATE, CA 90280	18,610	10,803	OWNED	NONE
5934	PUBLIC LIBRARY — LELAND R. WEAVER LIBRARY	4035 TWEEDY BOULEVARD, SOUTH GATE, CA 90280	19,461	16,955	OWNED	NONE
Y460	DPSS - CUDAHY AIP DISTRICT OFFICE	8130 S. ATLANTIC AVENUE, CUDAHY, CA 90201	30,873	24,212	OWNED	NONE
A680	PUBLIC LIBRARY — CUDAHY LIBRARY	5218 SANTA ANA STREET, CUDAHY, CA 90201	4,396	3,332	LEASED	NONE
F322	PW FLOOD -IMPERIAL YARD OFFICE	5525 IMPERIAL HIGHWAY, SOUTH GATE, CA 90280	4,840	4,356	PERMIT	NONE
0051	PW ROAD — MAINTENANCE DISTRICT #4 OFFICE	11282 GARFIELD AVENUE, DOWNEY, CA 90242	3,100	2,790	OWNED	NONE
6467	AG COMMINTS MEAS-SOUTH GATE ADMINISTRATION	11012 GARFIELD AVENUE, SOUTH GATE, CA 90280	21,902	15,325	OWNED	NONE
X998	LOS PADRINOS JUVENILE COURTHOUSE	7281 E. QUILL DRIVE, DOWNEY, CA 90242	46,231	24,470	OWNED	NONE
A755	PUBLIC LIBRARY — ADMINISTRATION HDQTRS	7400 E.IMPERIAL HIGHWAY, DOWNEY, CA 90242	68,000	55,733	FINANCED	NONE
1203	DHS - PUBLIC HEALTH FACILITIES BUILDING	12838 ERICKSON AVENUE, DOWNEY, CA 90242	19,575	12,170	OWNED	NONE
A308	PUBLIC LIBRARY — BELL GARDENS LIBRARY	7110 GARFIELD AVENUE, BELL GARDENS, CA 90201	5,119	4,213	PERMIT	NONE
4179	DHS - BELL GARDENS HEALTH CEBTER (CLOSED)	6912 AJAX AVENUE, BELL GARDENS, CA 90201	3,052	1,607	OWNED	NONE
1204	HEALTH — ADMIN STORAGE/OFFICE BLDG	12817 DAHLIA AVENUE, DOWNEY, CA 90242	26,475	17,125	OWNED	NONE
D600	DOWNEY COURTHOUSE	7500 E.IMPERIAL HIGHWAY, DOWNEY, CA 90242	103,502	78,966	FINANCED	NONE
1100	PUBLIC SAFETY - HDQTRS/ HLTH SVCS BUREAU	7601 E.IMPERIAL HIGHWAY, DOWNEY, CA 90242	643,851	408,012	OWNED	NONE
5641	PUBLIC LIBRARY — RIVERA LIBRARY	7828 S. SERAPIS AVENUE, PICO RIVERA, CA 90660	6,724	5,404	OWNED	NONE

NOTICE OF EXERCISE OF OPTION PURSUANT
TO LEASE NO. 60219
DEPARTMENT of PUBLIC SOCIAL SERVICES
5460 BANDINI BOULEVARD, BELL

TO: BRISTOL INDUSTRIES I, LLC ("LESSOR")
C/O TRAMMELL CROW COMPANY

FROM: COUNTY OF LOS ANGELES, A BODY POLITIC and
CORPORATE ("LESSEE")

DATE: March 29, 2004
PLACE: LOS ANGELES, CA

RECITALS

A. Lessor and Lessee are the parties to a Lease No. 60219 dated September 20, 1988 (the "Lease"), as amended by an Amendment No. 1 to Lease 60219 dated October 10, 1989 and as amended by an Amendment No. 2 to Lease 60219 dated September 30, 1997 for certain premises described therein (the "Premises") located at 5460 Bandini Boulevard, Bell, (the "Premises").

B. Lessee now wishes to exercise its Option to extend the term an additional five years by giving notice of such exercise to Lessor, in accordance with Paragraph 2 C. of Amendment No. 2 to Lease No. 60219.

Therefore, Lessee hereby notifies Lessor as follows:

1. Lessee hereby exercises Lessee's Option to extend the term of the Lease on the terms and conditions regarding the Option set forth in Lease No. 60219, in compliance with Paragraph 2 C. of Lease Amendment No. 2 of Lease 60219, Lessee is enclosing with this notice evidence of the final approval by Los Angeles County Board of Supervisors of their exercise of Lessee's Option.

IN WITNESS WHEREOF, Lessee has executed this Notice of Exercise of Option pursuant to Lease No. 60219 or caused it to be duly executed, and the County of Los Angeles by order of its Board of Supervisors, has caused this Notice to be executed on its behalf by the Chair of said Board and attested by the Clerk thereof the day, month, and year first above written.

ATTESTED:

VIOLET VARONA-LUKENS
Executive Officer-Clerk
of the Board of Supervisors

By:
Deputy

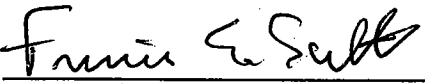
LESSEE

COUNTY OF LOS ANGELES

By: _____
Chairman, Board of Supervisors

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Deputy